

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is a mid-terrace two storey property and is located within the Green Belt.
- 1.2 In 2012, an application was permitted under planning reference 12/01260/FUL for the erection of a single storey rear extension. Due to land levels at the application site, the approved drawings incorporated a set of steps from the extension out to the garden.
- 1.3 The applicant has built the extension however a raised platform area has been erected which extends the full width of the extension which differs from the previously approved drawings. This application seeks to regularise the situation.
- 1.4 The application is before Planning Committee at the request of Councillor Stennett.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Greenbelt

Relevant Planning History:

12/01260/FUL 18th September 2012 PER
Single storey rear extension

13/00496/AMEND 27th June 2013 WDN

Non-material amendment to planning application ref 12/01260/FUL to provide 1200mm x 4800mm raised patio area as per revised drawings

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

No responses

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	2
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

- 5.1 Two letters have been sent out to neighbouring properties with one objection received from the adjoining neighbour at No. 17 Shaw Green Lane.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.1.1 The main consideration in relation to this application is the impact of the proposal on neighbouring amenity.
- 6.1.2 Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality.
- 6.1.3 The approved drawings in 2012 incorporate a set of steps from the extension to the rear garden which do not extend the full width of the rear extension. Instead of this, the applicant has built an area of raised platform which projects 1.2 metres from the rear extension and has a height of 0.65 metres from ground level.
- 6.1.4 Two steps have been constructed leading down from the raised platform area, which project an additional 0.5 metres from the raised platform, but do not cover the full width of the platform. The steps have a width of 2.2 metres and are just over a metre from both side boundaries.
- 6.1.5 The applicant had initially applied for a non-material amendment to regularise the works, however this was withdrawn when the applicant was notified that the changes would need to be subject to a full application.
- 6.1.6 As a result, the applicant has submitted this application for the raised platform area as built. The occupier of the neighbouring property at No.17 Shaw Green Lane objects to the current proposal; the main concern relating to the adverse effect on residential amenity. This will be discussed later in the report; however members will note that the objector refers to only some of the dimensions being included on the submitted drawings. It is therefore worth clarifying that the drawings are to a scale of 1:100 and whilst the applicant has included some key measurements, all dimensions can be obtained using the scale stated on the drawings.
- 6.1.7 In relation to the main concerns regarding overlooking and loss of privacy, officers consider there is an increased element of overlooking as a result of the additional raised patio area and certainly as built, the proposal fails to comply with the aims of local plan policy CP4. Notwithstanding this, to overcome this concern, it is considered that an acceptable solution is to require the applicant to install a privacy screen, projecting 1.2 metres from the rear elevation of the extension and in line with the position of the steps.
- 6.1.8 The screen would then be erected in a similar position to where the previously approved raised area was to extend to and therefore there would be no unacceptable element of overlooking over and above the previously approved application. Indeed, there is an argument to suggest that the provision of a privacy screen would be an improvement on the consented scheme when viewed from the neighbouring property.
- 6.1.9 If members were minded to permit this application a condition has been suggested requiring the installation of a 1.8m high screen within one month of the date of such a decision to ensure the current situation is remedied in the interests of the neighbouring occupier.
- 6.1.10 In terms of the neighbour's comments regarding an increase in noise, it is not considered that the additional platform area will create any increase over and above the consented scheme.

6.1.11 Overall, officers consider the installation of a privacy screen will satisfactorily address the increase in overlooking from the additional raised platform area.

CONCLUSION AND RECOMMENDATION

6.2 Based on the above, the recommendation is to grant planning permission subject to the conditions as set out below.

7. CONDITIONS / INFORMATIVES

- 1 The development hereby permitted shall remain in accordance with drawing numbers 01, 02, 03 and 04 received 6th August 2013.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

- 2 The applicant shall erect a privacy screen to project 1.2 metres from the rear wall of the extension with a height of 1.8 metres. The screen shall be erected within one month of the date of this decision.
Reason: To safeguard the amenities of adjoining properties and the locality in accordance with Local Plan Policy CP4 relating to safe and sustainable living.